

LEWIS COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Planning Commission
From: Karen Witherspoon, Senior Project Planner
Date: March 21, 2014
Subject: Open Space Tax program applications 2014

Attached for the Planning Commission review is the memorandum from Dianne Dorey, Lewis County Assessor forwarding the results of the Public Benefit Rating System Committee's work on the applications for tax deferral under the Open Space program.

Lewis County Code 3.50.130 and 3.50.140 list the Planning Commission's role in the process in reviewing applications for the Open Space Program.

3.50.130 Planning Commission public hearing.

As mandated by RCW 84.34.037(1), applications for classification or reclassification shall be acted upon in the same manner in which an amendment to the Lewis County comprehensive plan is processed. Therefore, following the receipt of the recommendation of the committee, the Lewis County planning commission shall conduct a public hearing for each application pursuant to the requirements of RCW 36.70A.130.

3.50.140 Recommendation of the Planning Commission.

Following the public hearing the planning commission shall:

- (1) Determine if the proposed reclassification conforms to the goals and policies of the comprehensive plan and this chapter;
- (2) Make a recommendation for approval, approval with conditions, or denial to the board; and
- (3) Transmit the recommendation to the board, together with all conditions, findings and supporting documentation no later than 14 days following the planning commission decision.

The six applications are as follows:

Jefferson C. Sparks

S13, T12N, R02W
Parcel Number 015133-002-001
Zoning: ARL
Acreage: 17.98

Jefferson C. Sparks

S14, T12N, R02W
Parcel Numbers: 015127-001-002,
015127-001-003 & 015127-001-004
Zoning: ARL
Acreage: 31.98

Lynne E. Bieber

S24, T12N, R02E
Parcel Numbers: 028814-005-000 &
028814-006-000
Zoning: RDD-20
Acreage: 39.20

Lisa A. Roberson

S35, T14N, R01W
Parcel Numbers: 02866-035-000 &
02866-036-000
Zoning: RDD-10
Acreage: 14.00

TransAlta Centralia Mining LLC

S25, T15N, R02W

Parcel Number: 023432-003-003

Acreage: 136.70

Zoning: RDD-20

Edwin & Edmay Honeycutt

S06, T13N, R02W & S05, T13N, R02W

Parcel numbers: 017570-001-000 &

0175565-001-001

Acreage: 15.89

Zoning: RDD-5

The committee's review found that the properties contribute to the retention and conservation of open space as defined in LCC 3.50.030. Therefore, the committee recommends the properties be included in the open space assessment program.